

Determination of Non-Significance SEP09-0021

**Description of
Proposal:**

City of Auburn Zoning Code Amendments - Chapters 18.04 and 18.26 ACC (see detailed description of proposal on attached page).

Proponent:

Chris Andersen, Senior Planner
City of Auburn Planning, Building, and Community Department

Location:

City-wide and within the City of Auburn's potential annexation areas.

Lead Agency:

City of Auburn

The lead agency for this proposal has determined that it does not have probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

This DNS is issued under 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date issued below. Comments must be submitted by 5:00 p.m. on **August 13, 2009** and should be submitted to the Responsible Official listed below.

Responsible Official:

Cynthia Baker, AICP

Position/Title:

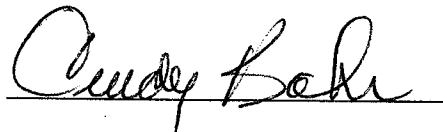
Director of Planning, Building, and Community Department

Address:

25 West Main Street
Auburn, Washington 98001
253-931-3090

Date Issued: **July 30, 2009**

Signature: _____



Note: This determination does not constitute approval of the proposal. Approval of the proposal can only be made by the legislative or administrative body vested with that authority. The proposal will be required to meet all applicable regulations.

Any person aggrieved of this final determination may file an appeal with the Auburn City Clerk within 14 days of the date of issuance of this notice. All appeals of the above determination must be filed by 5:00 P.M. on **August 13, 2009 with required fee.**

Description of Proposal

The proposal is a part of Phase 2 of the City of Auburn Development Code Update. Specifically, the proposal does the following:

The proposal adds a new section 18.04.625 to the Auburn City Code to provide a definition for "Mixed-use Development".

The proposal revises section 18.26.020 of the Auburn City Code to:

- i) Add Mixed-use Development as a permitted use in the C-1 Light Commercial District.
- ii) Add multiple family dwellings as part of a mixed use development as a permitted use in the C-1 Light Commercial District, provided that compliance with all of the following is demonstrated:
 1. Multiple family dwellings shall only occur concurrent with or subsequent to the development and construction of non-residential components of the mixed use development;
 2. Applications for mixed use development inclusive of multi-family residential dwellings shall include transportation and traffic analyses appropriate to the type and scale of the proposed development based on the concurrent determination of the Planning Director and City Engineer. The Planning Director and City Engineer may require the analysis to address, including but not limited to, AM or PM traffic impacts or circulation planning for motorized and non-motorized modes of travel and connectivity or Transportation Demand Management (TDM) strategies;
 3. Applications for the mixed use development inclusive of multi-family residential dwellings shall include written and plan information demonstrating compliance to applicable design standards for mixed use development contained in the City of Auburn Multi-Family and Mixed Use Design Standards; and
 4. Applications for the mixed use development inclusive of multi-family residential dwellings shall comply, as applicable, with the neighborhood review meeting requirements of ACC 18.02.130 (Neighborhood Review Meeting).

The proposal revises and renumbers section 18.26.030 of the Auburn City Code to delete "Apartments" as a use that may be permitted when a conditional use permit has been issued.